



City of Bellevue, Development Services Department
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6800 Fax (425) 452-5225

**SHORELINE MANAGEMENT ACT OF 1971
PERMIT FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

CITY FILE NO. 15-106609-WG	DATE OF APPLICATION: 3/2/2015
DECISION: Approved DATE OF DECISION: 6/4/2015 APPEAL DEADLINE: 6/25/2015	
Pursuant to Chapter 90.58 RCW, this permit is hereby granted to Chris Ackerman, JPC Architects to undertake the following development: Replacement of an existing wood canopy over a building entry with a new steel and glass canopy, walkway, and handrails upon the property located at 1715 114th Avenue SE	
The project is located in or within 200 feet of Lake Washington , a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District of the City of Bellevue, Land Use Code 20.25E. This proposal conforms to the applicable shoreline master program provisions found in the attached staff report.	
Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions: Any temporary disturbance is required to be restored with vegetation per the planting established for zones 1 and/or 6 as found in the Bellefield Vegetation Management Plan established under permit 13-112477-LO. The planting is required to be shown on the plans for the associated building permit 15-111459-BW.	

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the "date of filing," as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D). Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board by the appeal deadline stated above.

6/4/2015

Date


City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



Woodridge Upgrades

Building "H" Upgrades



Sheet Index

Sheet Number	Sheet Title
A-0.0	Cover Sheet & Site Plan
A-0.1	General Notes & Abbreviations
A-1.1	Overall Site Plan
A-1.3	Site Plan - Canopy
A-8.2	Canopy Sections and Elevations
A-8.3	Exterior Elevations

Scope of Work:

THE SCOPE OF WORK INCLUDES, BUT NOT LIMITED TO THE FOLLOWING AND SHALL BE ALL INCLUSIVE OF ALL DRAWINGS INCLUDED IN THE SET:
DEMOLISH EXISTING FRONT ENTRY DOORS, METAL RAILINGS, AND CANOPY ROOF STRUCTURE. PROVIDE NEW STEEL FRAME AND GLASS CANOPY, METAL CABLE RAIL GUARD AND HAND RAILINGS TO ENTRY.

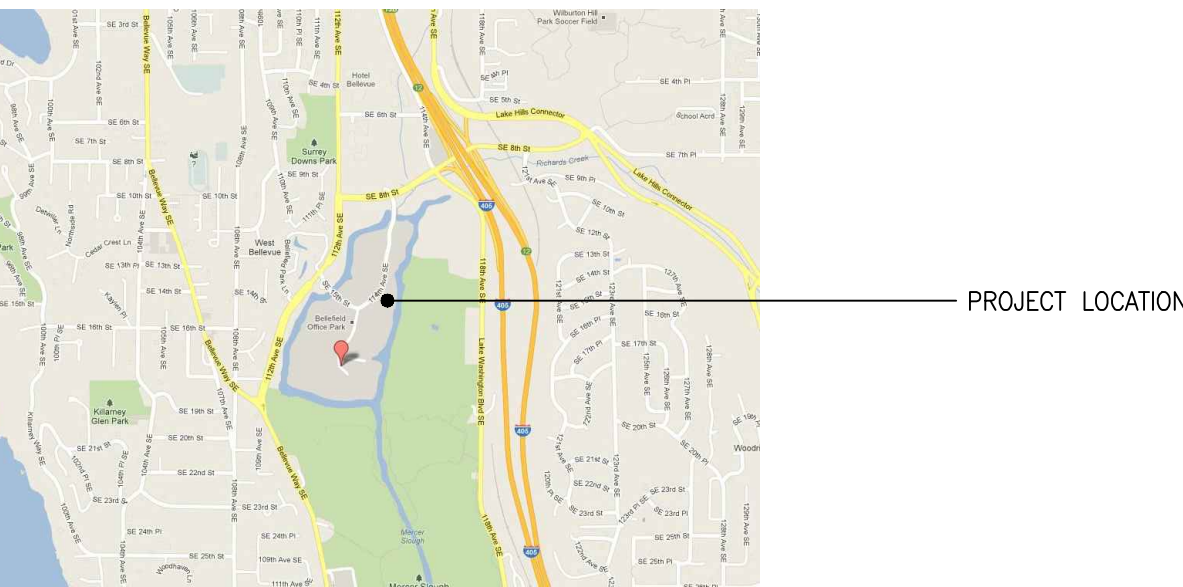
Code Information:

PROJECT ADDRESS: WOODRIDGE BUILDING 1715 114TH AVENUE SE BELLEVUE, WASHINGTON 98004	APPLICABLE EDITIONS OF BUILDING CODES: BUILDING CODE 2012 INTERNATIONAL BLDG CODE (IBC), WAC 51-50 FIRE CODE 2012 INTERNATIONAL FIRE CODE (IFC), INCL. APPENDIX B&C ENERGY CODE 2012 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11 MECHANICAL CODE 2012 INTERNATIONAL MECHANICAL CODE (IMC), WAC 51-52 ELECTRICAL CODE 2008 NATIONAL ELECTRICAL CODE (NEC) (NFPA 70) + PART 1 AND PART 3, 2009 WASHINGTON CITIES ELECTRICAL CODE WITH APPLICABLE RW 19.28 & WAC 296-46B
CONSTRUCTION TYPE: TYPE V-B SPKR-TYPE: NON-SPRINKLERED	PLUMBING CODE 2012 UNIFORM PLUMBING CODE (UPC), WAC 51-56 & 51-57 INCL. APPENDIX CHAPTERS H & L - EXCL. SECTIONS L5-L7 & "LAWN SPRINKLER HEAD" FROM TABLE 6-4 OF APPENDIX L
CONSTRUCTION TYPE: TYPE V-B SPKR-TYPE: NON-SPRINKLERED	ZONING CODE CITY OF BELLEVUE ACCESSIBILITY 2009 ICC A117.1
ZONE: O	
OCCUPANCY: B - BUSINESS	
SQUARE FOOTAGE: (APPROX.) PERMITTED AREA: 1,333 SF	

Legal Description:

TAX PARCEL #: 066288-0020
BELLEFIELD OFFICE PARK - BSP T&W UND INT IN TRACT A THRU J
NE 1/4 AND THE SE 1/4 SEC. 5, TWP. 24N., RGE. 5E., W.M. CITY OF BELLEVUE, KING COUNTY, WASHINGTON

Vicinity Map:



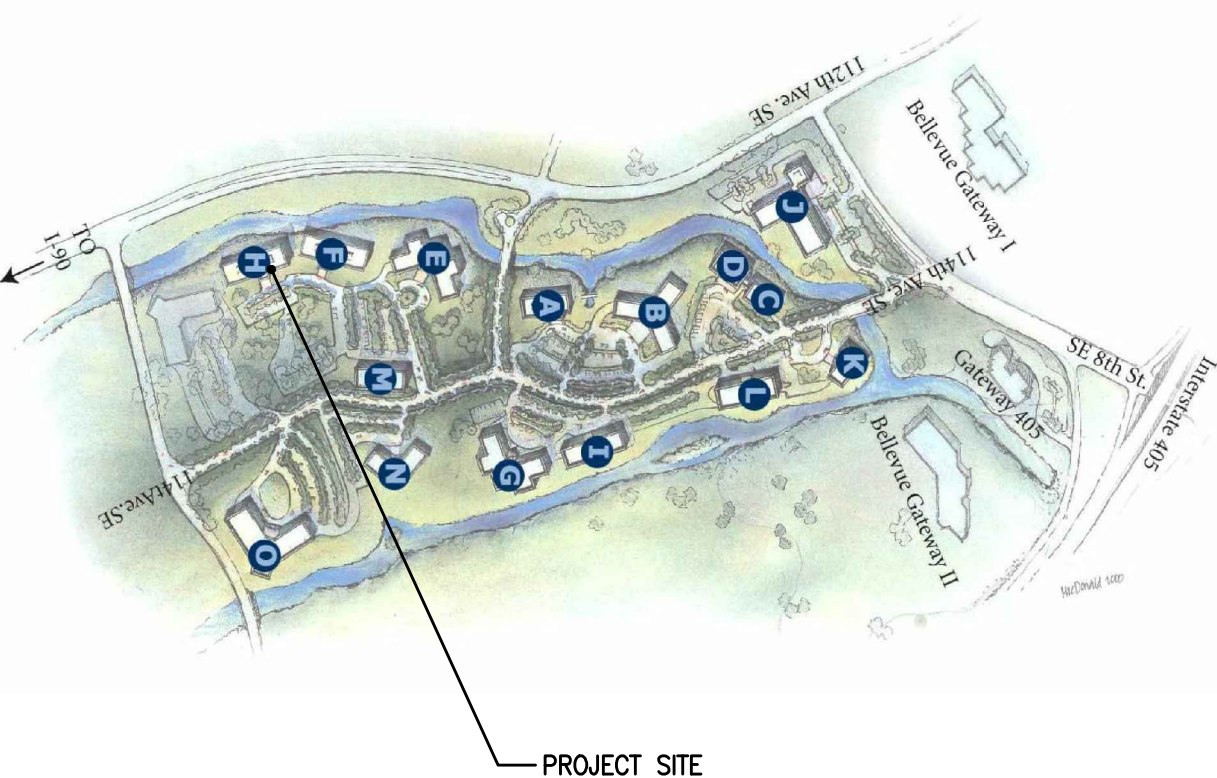
Project Team:

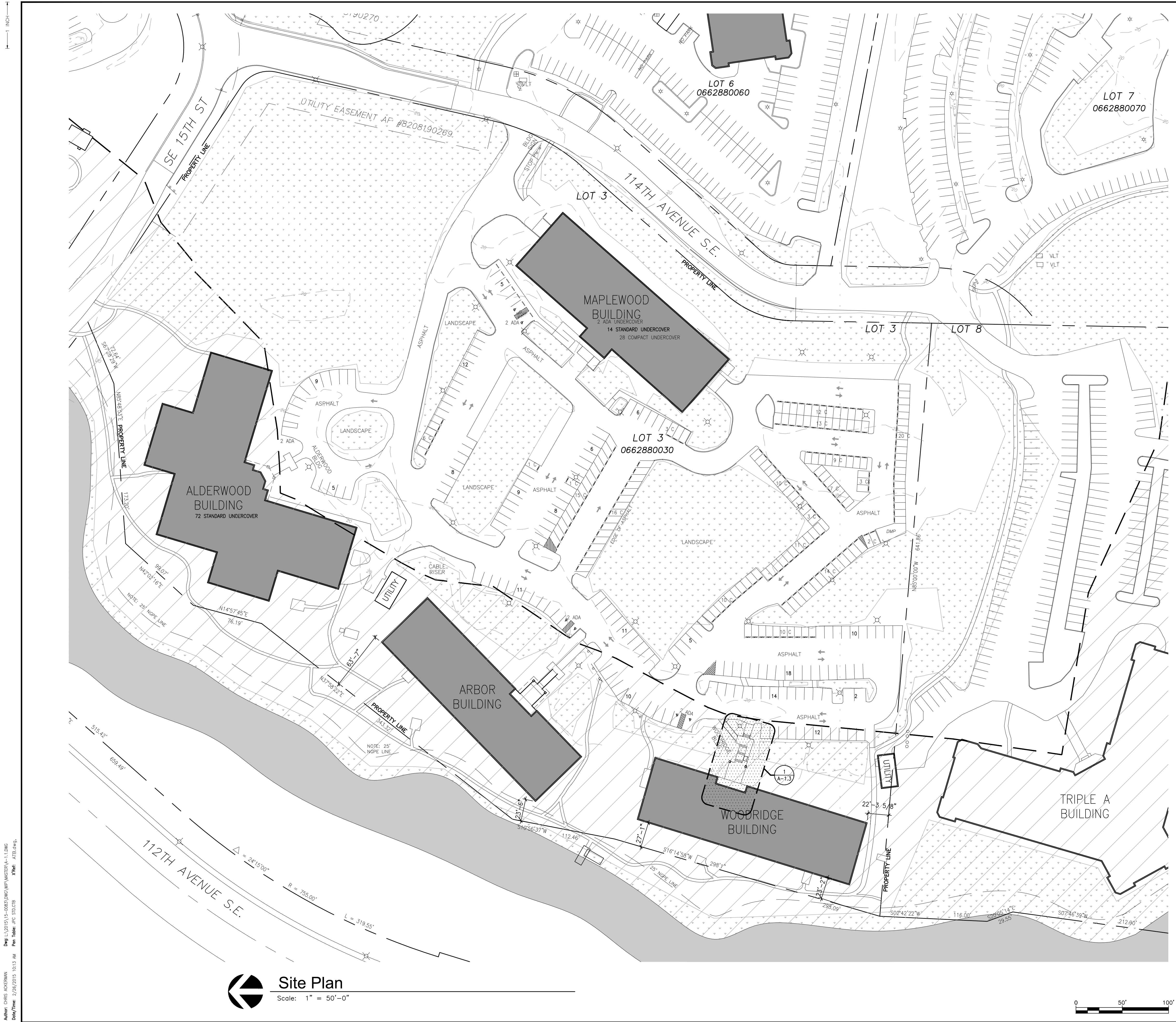
Property Owner: TALON PRIVATE CAPITAL 720 OLIVE WAY SUITE #1020 SEATTLE, WASHINGTON 98101 (206) 607-2550 CHARLIE FOUSHEE foushee@talonprivate.com	Architect: JPC ARCHITECTS, PLLC 909 112TH AVENUE NE SUITE #206 BELLEVUE, WASHINGTON 98004 (425) 641-9200 CHRIS ACKERMAN - EXT. 303 chrise@jpcarchitects.com
Property Manager: PINNACLE COMMERCIAL 11400 SE 8TH STREET SUITE 400 BELLEVUE, WASHINGTON 98004 (425) 453-5737 EJ MALONEY emaloney@pinnaclefamily.com SHAWN SAFARI ssafari@pinnaclefamily.com	General Contractor: JTM CONSTRUCTION 800 MAYNARD AVENUE SOUTH SUITE #101 SEATTLE, WASHINGTON 98134 (206) 587-4000 STATE.: #600176606 CITY.: #66909 CORY ANDERSON canderson@jtm-construction.com DEREK DEETER ddeeter@jtm-construction.com

Structural Engineer: DCI ENGINEERS 818 STEWART STREET, SUITE #1000 SEATTLE, WA 98101 (206) 332-1900 JOSEPH GLASER jglaser@dc-engineers.com	Landscape Design: INTEGRATED SITE DESIGN 12743 26TH AVE. NE SEATTLE, WASHINGTON 98125 (206) 363-9049 RAY ROBINSON r.robinson@i-s-d.com
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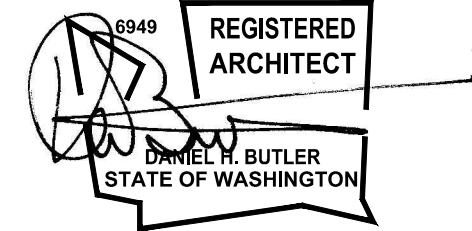
Bellevue Office Park Key Site Plan

Scale: N.T.S.

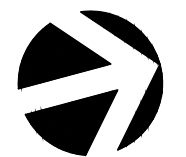
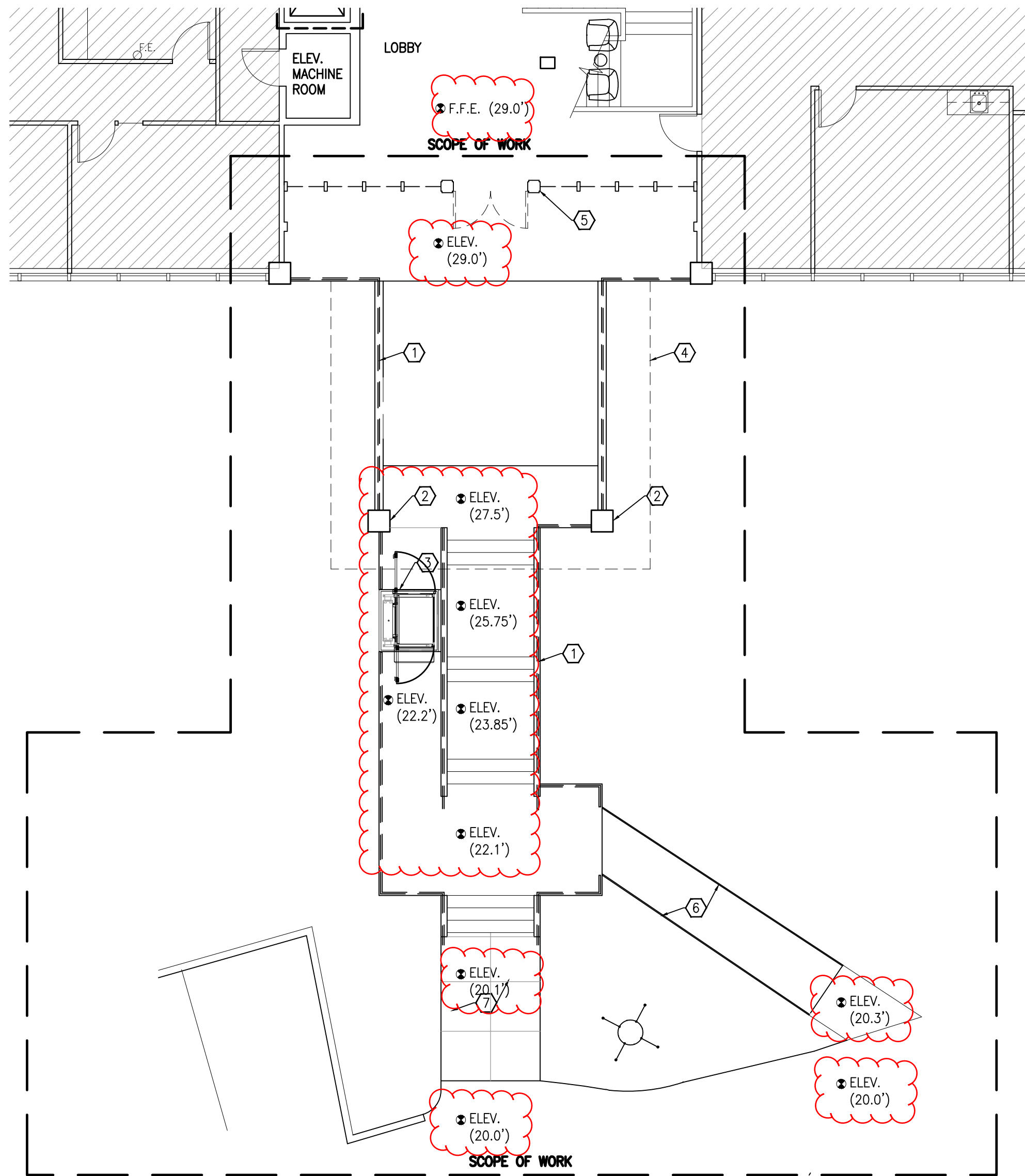




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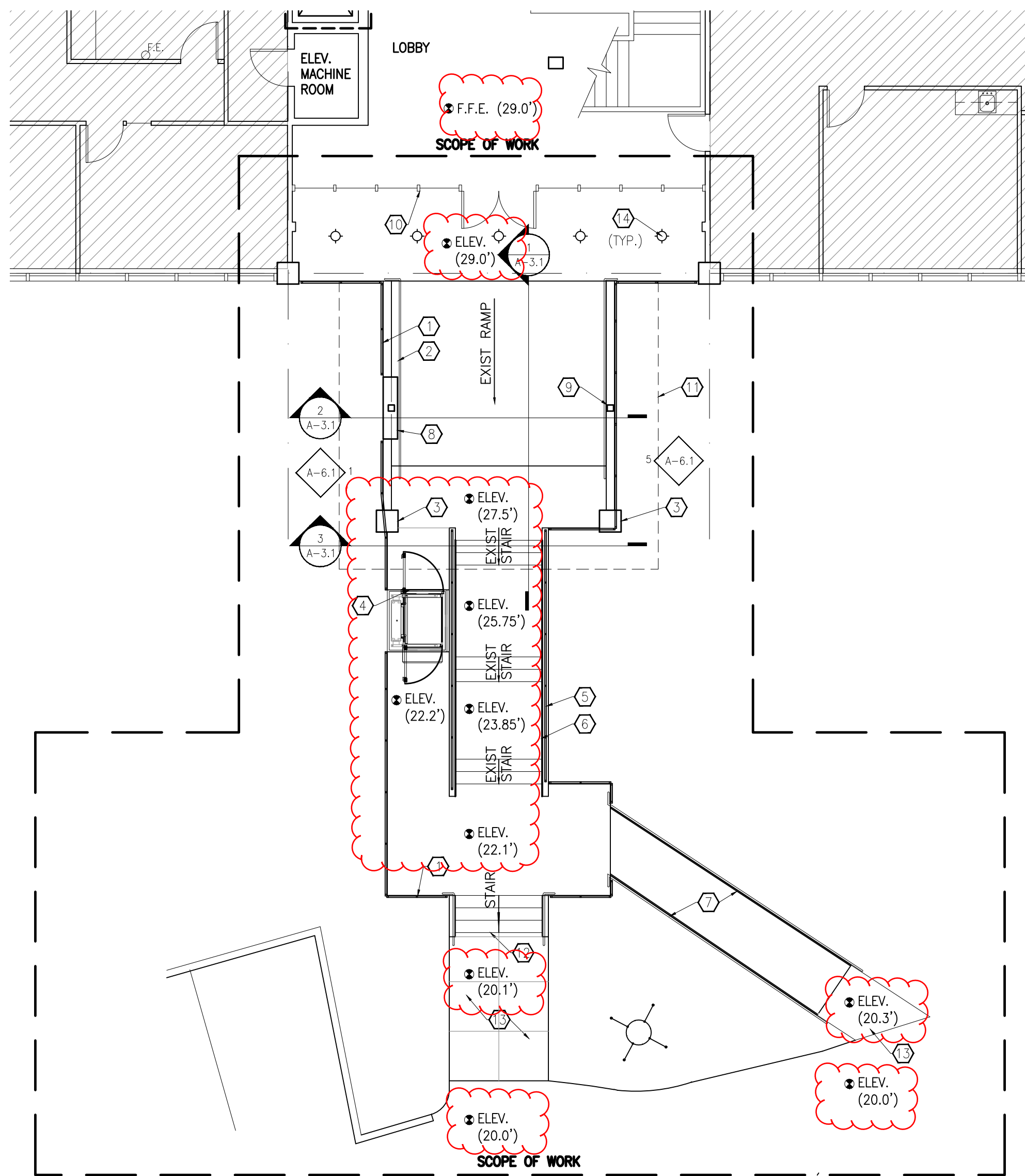


1"=16'-0"



Demolition Site Plan

Scale: 1/8" = 1'-0"



Site Plan

Scale: 1/8" = 1'-0"

Demolition Plan Key Notes:

- 1 DEMOLISH EXISTING GUARDRAIL AND HANDRAIL
- 2 SAWCUT COLUMN TO HEIGHT SHOWN ON SECTION, FLUSH WITH TOP OF EXISTING GRADE BEAM
- 3 DEMOLISH AND DISPOSE OF EXISTING VERTICAL PLATFORM LIFT
- 4 DEMOLISH CANOPY ABOVE. REFER TO ELEVATIONS.
- 5 DEMOLISH EXISTING WOOD FRAMED WINDOW WALL AND ENTRY DOORS.
- 6 EXISTING "GANG PLANK" STEEL RAMP
- 7 DEMOLISH EXISTING ASPHALT RAMP. CAREFULLY REMOVE ASPHALT FROM EXISTING STAIRS, SALVAGE STAIRS, REMOVE AND DISPOSE OF RAILINGS AND ASPHALT.

Site Plan Key Notes:

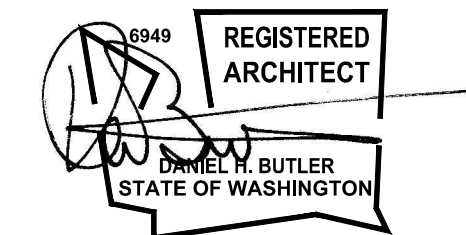
- 1 NEW 42" HIGH GUARDRAIL, SIDE-MOUNTED TO CONCRETE WALL
- 2 STEEL HANDRAIL, 36" AFF, TOP-MOUNTED TO CONCRETE RAMP. HANDRAIL SHALL MEET IBC 1012.6
- 3 PROVIDE CHAMFERED EDGE ON CONCRETE COLUMN TO MATCH ADJACENT EDGES. PATCH AND REPAIR DAMAGES.
- 4 PROVIDE AND INSTALL NEW ADA COMPLIANT VERTICAL PLATFORM LIFT. INSTALL PER MANUF. INSTRUCTIONS AND MEET ALL APPLICABLE CODES
- 5 NEW 42" HIGH GUARDRAIL, TOP-MOUNTED TO CONCRETE WALL WITH TOP RAIL AND CABLERAIL COMPONENTS
- 6 STEEL HANDRAIL, 36" AFF, ATTACHED TO GUARDRAIL WITH BRACKETS AT EACH POST. HANDRAIL SHALL MEET IBC 1012.6
- 7 STEEL HANDRAIL, 36" AFF, SIDE-MOUNTED TO STEEL PLATE ON EDGE OF GANG PLANK. HANDRAIL SHALL MEET IBC 1012.6
- 8 STEEL FRAMED WALL WITH WOOD CLADDING, SEE SPEC ON A-0.1
- 9 NEW TUBE STEEL COLUMN PER STRUCTURAL, PAINTED
- 10 NEW ALUMINUM STOREFRONT SYSTEM, SEE SPECIFICATIONS ON A-0.1.
- 11 NEW STEEL AND GLASS CANOPY ABOVE. REFER TO SECTIONS.
- 12 PATCH AND REPAIR EXIST. STAIRS, CLEAN, PREP, AND PAINT ALL STEEL
- 13 DEMO AND DISPOSE OF EXIST. ASPHALT AS NEEDED. PROVIDE NEW 4" SLAB-ON-GRADE CONC. WALK W/ #4 @ 16"O.C. EA. WAY CENTERED W/ CONTROL JOINTS AS SHOWN. PATCH AND REPAIR ASPHALT AND CURB AS NEEDED
- 14 RECESSED LED DOWNLIGHT FIXTURE L04. SEE SPEC ON A-0.1

JPC ARCHITECTS

TALON
PORTFOLIO SERVICES

Bellefield Office Park
Woodridge Building
1715 114th Ave SE
Bellevue, WA 98004

DESIGN	JPC
DRAWN	BT
CHECKED	CA
NO.	15-0083



02-27-2015 Shoreline Permit
04-17-2015 Building Permit

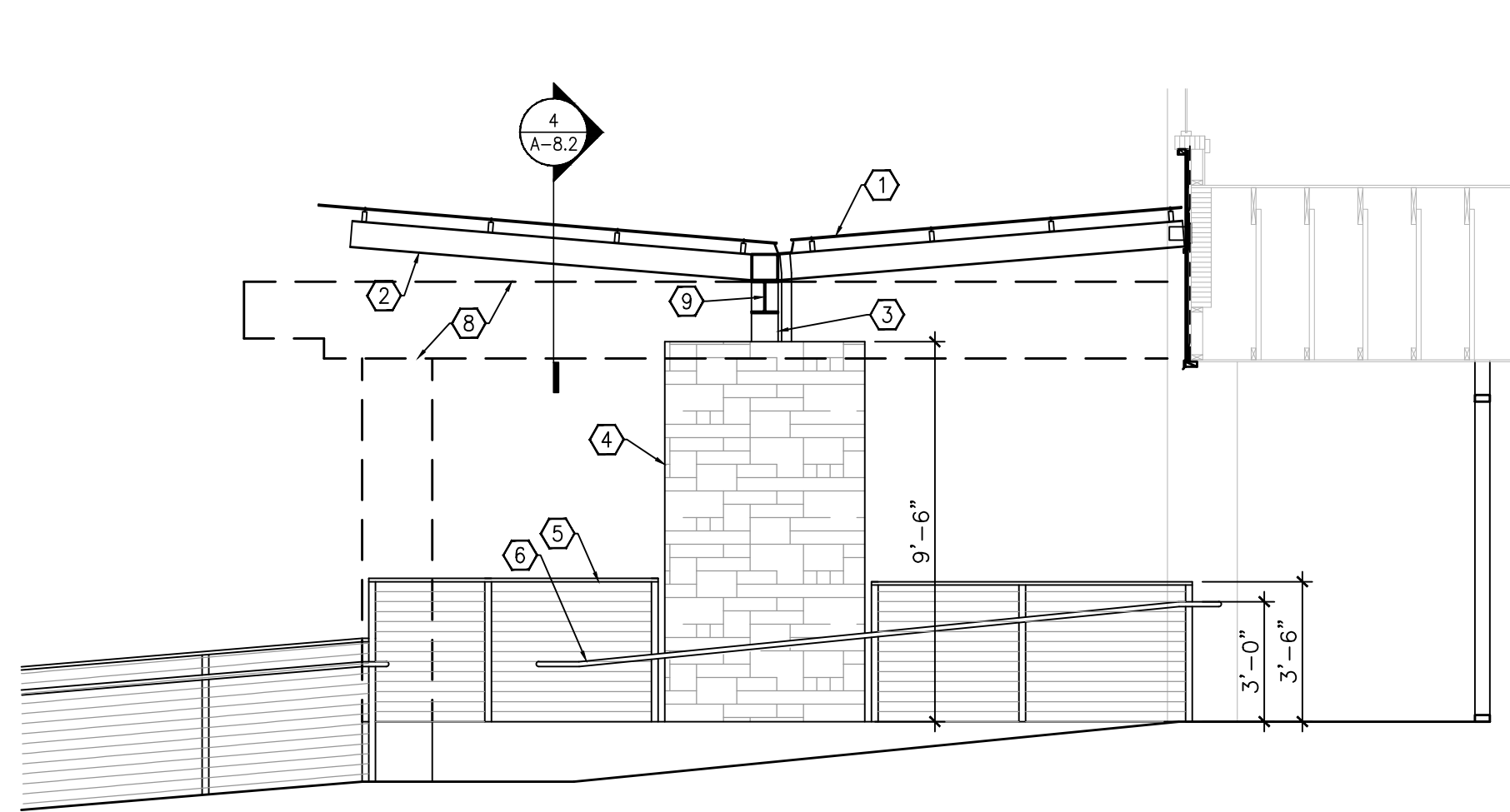
Site Plans

A-1.3

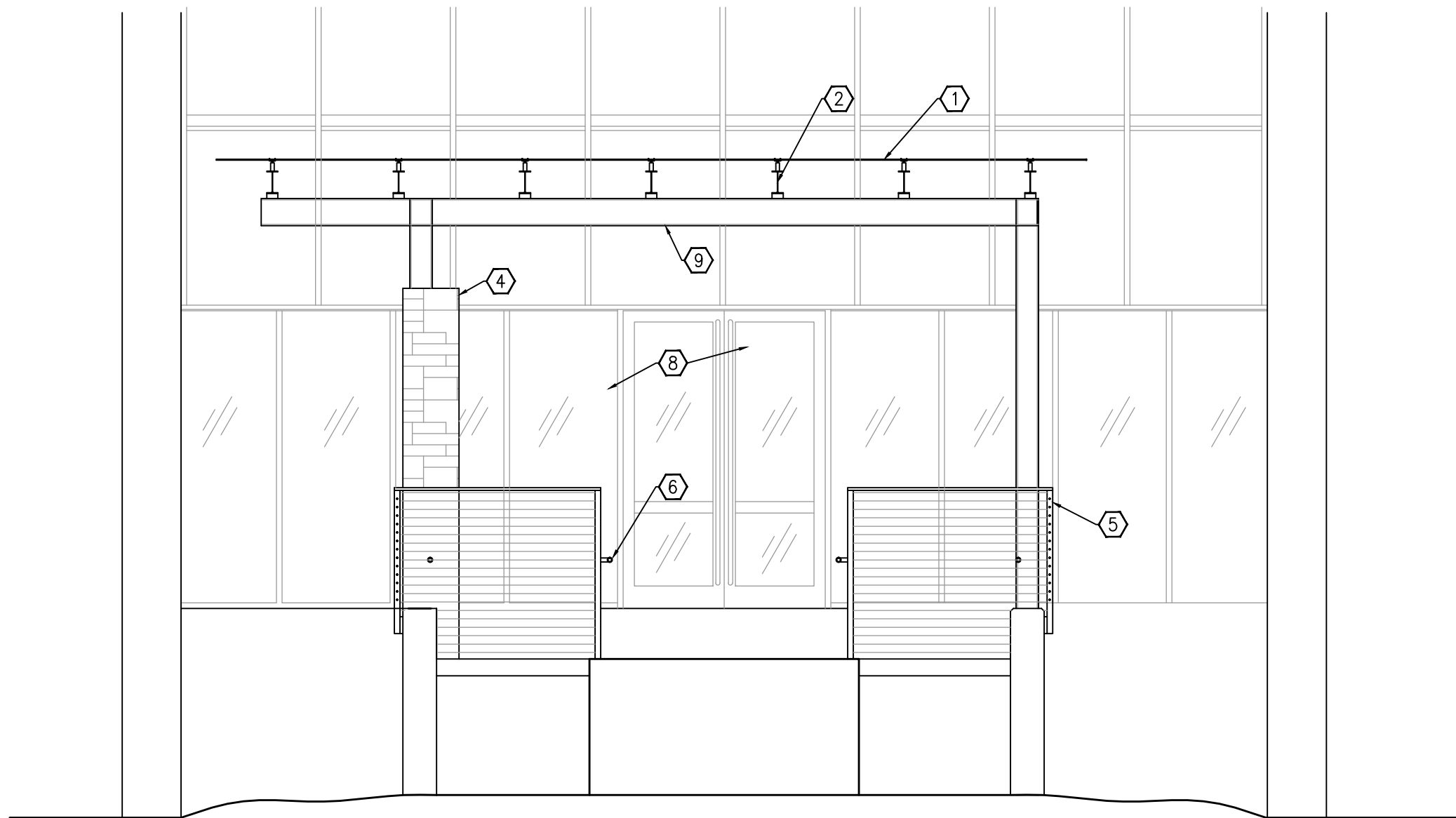
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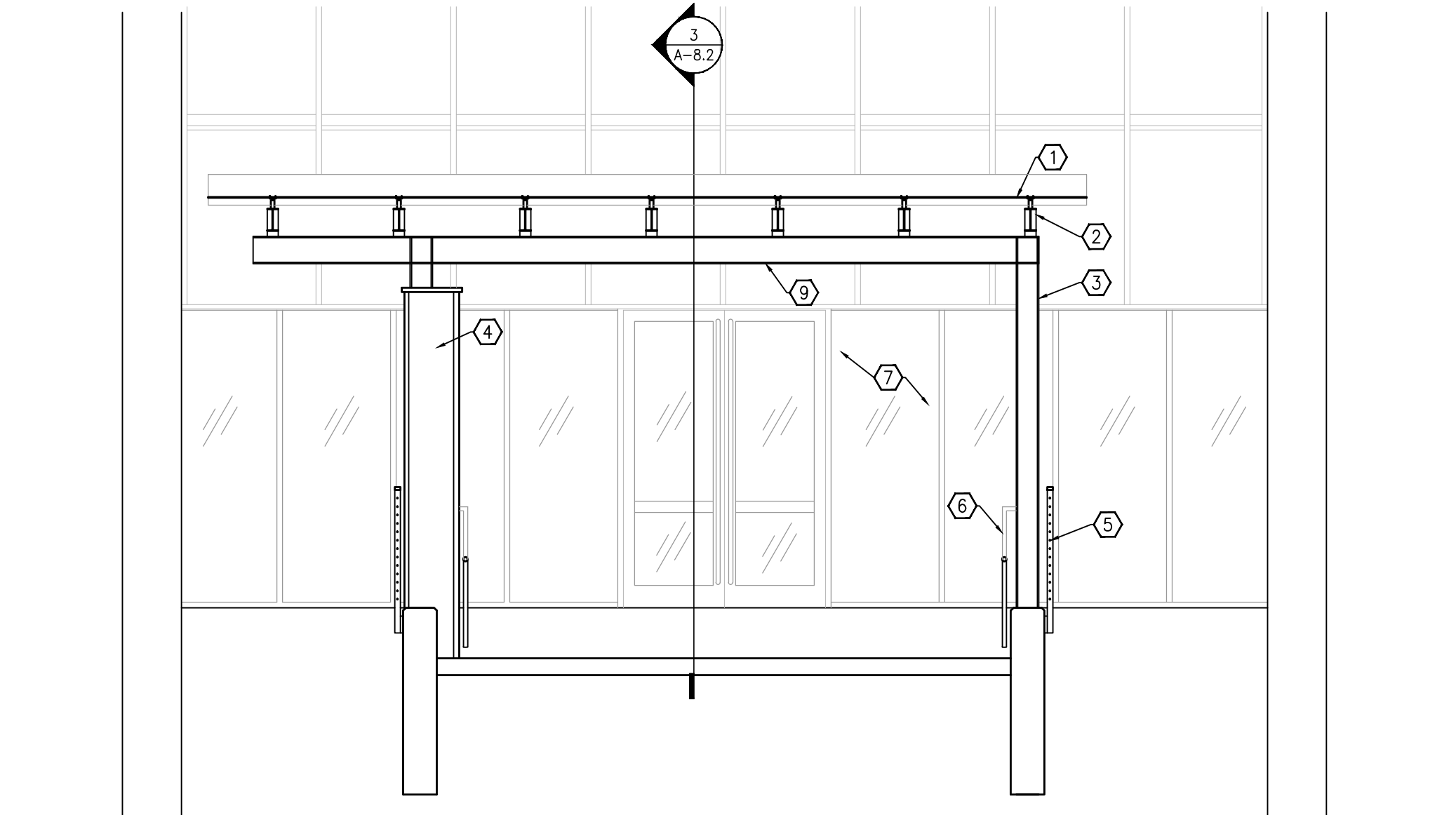
1"=1'-0"



3 Canopy Longitudinal Section
Scale: 1/4"=1'-0"



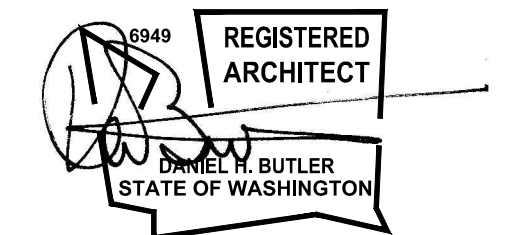
2 Canopy Elevation
Scale: 1/4"=1'-0"



4 Canopy Transverse Section
Scale: 1/4"=1'-0"

Section / Elevation Key Notes:

- 1 NEW LAMINATED GLASS
- 2 NEW STEEL WIDE FLANGE OR "I" JOISTS
- 3 NEW TUBE STEEL COLUMN
- 4 NEW NATURAL STONE VENEER ON STEEL FRAMED WALL
- 5 NEW STEEL RAILING WITH CABLERAIL COMPONENTS, SIDE-MOUNTED TO CONCRETE WALL
- 6 NEW STEEL HANDRAIL
- 7 NEW ALUMINUM STOREFRONT BEYOND
- 8 OUTLINE OF EXISTING CANOPY TO BE DEMOLISHED
- 9 NEW STEEL BEAM



02-27-2015 Shoreline Permit

JPC ARCHITECTS

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PORTFOLIO SERVICES

Bellefield Office Park
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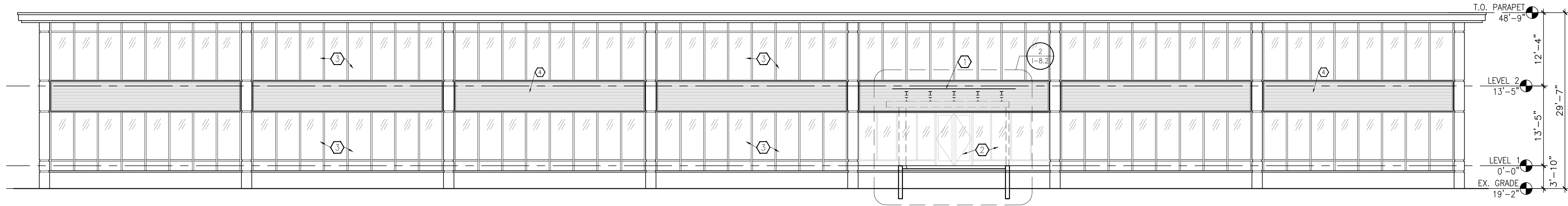
Canopy Sections and
Elevations

A-8.2

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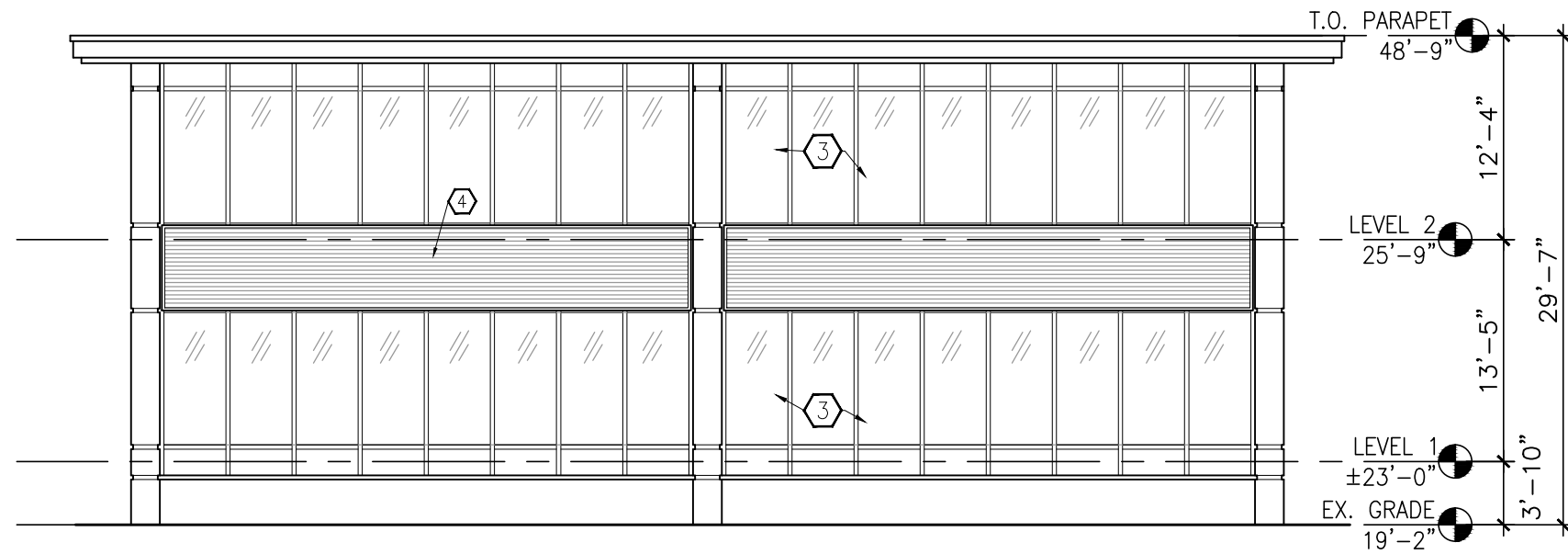
909 112th Avenue NE Suite 206
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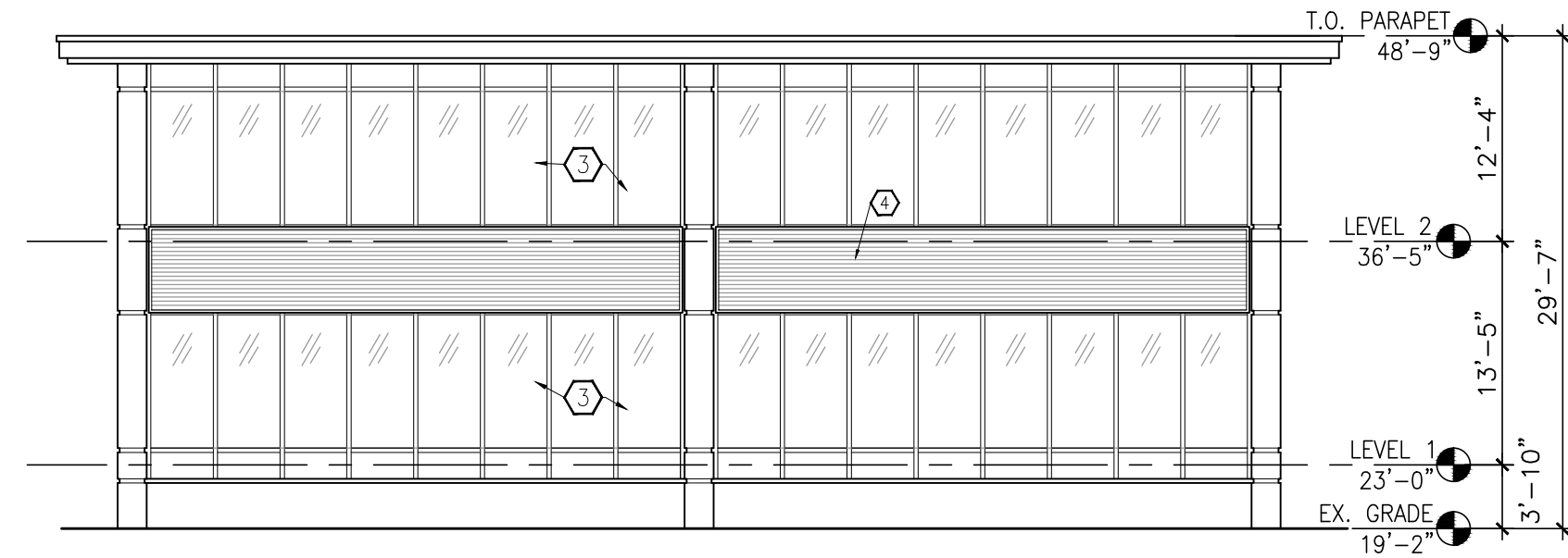
East Elevation

Scale: 3/32"=1'-0"



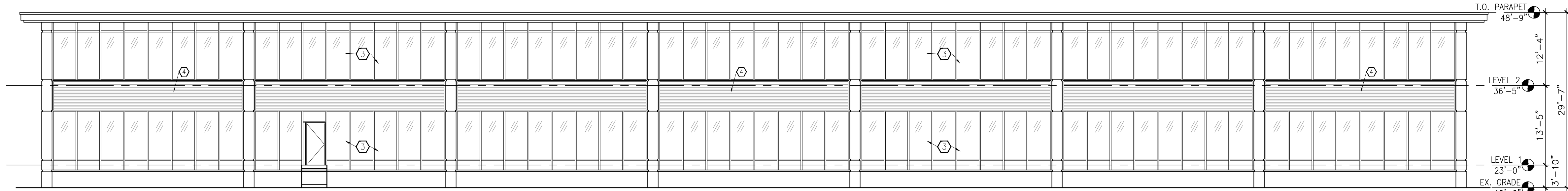
South Elevation

Scale: 3/32"=1'-0"



North Elevation

Scale: 3/32"=1'-0"



West Elevation

Scale: 3/32"=1'-0"

Elevation Key Notes:

- NEW STEEL AND GLASS CANOPY
- NEW STOREFRONT GLAZING SYSTEM
- EXISTING WINDOWS
- NEW CORRUGATED HORIZONTAL METAL PANELING. AEP SPAN MINI-V-BEAM 22GA. COLOR: TBD

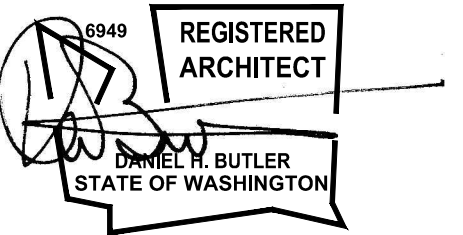
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02-27-2015 Shoreline Permit

Exterior Elevations

A-8.3